



VARIANCE LIST

1. MINIMUM AISLE WIDTH FOR 90° PARKING.
2. MINIMUM PARKING AND DRIVEWAY SETBACK.
3. MINIMUM BUILDING SETBACK FROM BLOOMFIELD AVENUE.
4. MINIMUM BUILDING SETBACK FROM BLOCK 244 LOT 8.
5. MINIMUM BUILDING SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32.
6. MAXIMUM NUMBER OF COMPACT PARKING SPACES.
7. LIGHT FIXTURE SHIELDS.

ADDITIONAL ZONING REQUIREMENTS PER REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 & 46:

- A PEDESTRIAN PATH SHALL BE PROVIDED ALONG THE SOUTH SIDE OF THE BUILDING LINKING THE SIDEWALK ALONG BLOOMFIELD AVENUE TO ALL SURFACE PARKING AREAS AS WELL AS THE MONUMENT PLAZA (COMPLIES)
- A MINIMUM 15-FOOT SETBACK SHALL BE PROVIDED BETWEEN THE EXISTING CURB ALONG BLOOMFIELD AVENUE AND THE BUILDING AND SHALL ACCOMMODATE A SIDEWALK TOGETHER WITH ANY ASSOCIATED LANDSCAPING IMPROVEMENTS SUBJECT TO PLANNING BOARD APPROVAL. (COMPLIES - 16.3 FT PROPOSED)
- BUILDING SIGNAGE SHALL BE PEDESTRIAN SCALED IN SIZE AND DESIGN AND SHALL UTILIZE MATERIALS AND COLORS WHICH COMPLEMENT THE BUILDING DESIGN. NO FREESTANDING SIGNS SHALL BE PERMITTED. SIGNAGE SHALL BE SUBJECT TO PLANNING BOARD APPROVAL. (COMPLIES)
- ACCOMMODATION FOR DELIVERY VEHICLES AND MOVING TRUCKS SHALL BE PROVIDED AT THE REAR OF THE BUILDING. ACCESS FOR SAME SHALL BE FROM STATE STREET. EXTERIOR LOADING AREAS SHALL BE SCREENED WITH ATTRACTIVE FENCING, WALLS AND LANDSCAPING (COMPLIES)

UNIT COUNT

FLOOR	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL
FIRST FLOOR RESIDENTIAL	5	32	10	47
SECOND FLOOR RESIDENTIAL	7	32	12	51
THIRD FLOOR RESIDENTIAL	7	32	12	51
FOURTH FLOOR RESIDENTIAL	7	35	9	51
TOTAL	26	131	43	200

KEY - VARIANCE REQUIRED

ZONING TABLE

ZONE: REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42, AND 46
 USE: MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE (PERMITTED)
 BLOCK 244 LOTS 10, 42, & 46

APPLICANT/ OWNER INFORMATION

APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
LOT AREA	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	96,922 SF (2,225 AC)
MIN. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	0'	-4.5' (OVERHANG) (V)
MAX. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	5'	5'
MIN. SETBACK FROM BLOCK 244 LOT 8	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10' (BUILDING) 4.8' (OVERHANG) (V)
MIN. SETBACK FROM BLOCK 244 LOT 38	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10.4' (BUILDING) 10.1' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOTS 18, 24, 30, 31 & 32	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	21.6' (BUILDING) 20.9' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8' (GROUND FLOOR) 20' (SECOND FLOOR)	8' (GROUND FLOOR) 20' (SECOND FLOOR)
MIN. SETBACK FROM STATE STREET	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	100'	101.9'
MAX. GROUND FLOOR HEIGHT ADJACENT TO BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	12'	12'
MAX. BUILDING HEIGHT	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	70' (6 STORIES)	69.71' (6 STORIES) ²
MAX. NUMBER OF UNITS	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	200	200
MIN. FLOOR AREA FOR THE EVENT SPACE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	4,000 SF	4,289 SF
MAX. IMPERVIOUS LOT COVERAGE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	90% (87,230 SF)	88.06% (85,349 SF)

KEY - VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$315-30.0.(6)	8.5' X 15' (COMPACT) 9' X 18' (STANDARD)	8.5' X 15' (COMPACT RESIDENTIAL) 8.5' X 16' (COMPACT EVENT SPACE) 9' X 18' (STANDARD)
MIN. AISLE WIDTH	\$315-30.0.(7)	24' (90° PARKING)	22' (V)
MIN. DRIVEWAY WIDTH	\$315-30.0.(8)	22' (TWO WAY)	24'
MIN. DRIVEWAY AND PARKING SETBACK	\$315-30.0.(13)	5' (EXCEPT IF LEADING TO A GARAGE)	0' (V)
LOADING REQUIREMENTS	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	1 SPACE
MIN. LOADING SIZE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	19' X 49.8'
MIN. NUMBER OF SPACES	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	306 SPACES ¹ (280 RESIDENTIAL SPACES & 26 EVENT SPACES)	44 SPACES - SURFACE EVENT SPACES +200 RESIDENTIAL GARAGE SPACES +20 RESIDENTIAL SURFACE SPACES TOTAL EVENT: 44 SPACES TOTAL RESIDENTIAL: 280 SPACES TOTAL PARKING: 324 SPACES
MAX. NUMBER OF COMPACT PARKING SPACES	\$315-30.0.(6)	62 SPACES ⁸	73 SPACES (V)
MIN. NUMBER ADA PARKING SPACES	2010 ADA STANDARDS	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES ⁹	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES
MIN. ELECTRIC VEHICLE PARKING SPACES	EVSE REQUIREMENTS	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES ¹⁰	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES ¹⁰
OUTDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8 BICYCLE SPACES ⁸	8 BICYCLE SPACES
INDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20 BICYCLE SPACES ⁷	20 BICYCLE SPACES

REQUIRED PARKING CALCULATION PER BLOOMFIELD CENTER REDEVELOPMENT PLAN:
 RESIDENTIAL: MIN. 1.4 SPACE PER UNIT
 200 UNITS X (1.4 SPACES) / UNIT = 280 REQUIRED SPACES
 COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
 TOTAL: 280 + 26 = 306 REQUIRED SPACES

REQUIRED RESIDENTIAL PARKING CALCULATION PER RSIS:
 2 STUDIO AND 1 BEDROOM APARTMENT: 1.8 SPACES PER DWELLING UNITS
 2 BEDROOM APARTMENT: 2.0 SPACES PER DWELLING UNIT
 (26 STUDIOS X 1.8 SPACES) + (131 1 BEDROOM APARTMENT X 1.8 SPACES) + (43 2 BEDROOM APARTMENT X 2 SPACES) = 368.6 = 369 RESIDENTIAL PARKING SPACES REQUIRED

COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
 TOTAL: 369 + 26 = 395 REQUIRED SPACES

REQUIRED ADA PARKING CALCULATION:
 EVENT: 26-50 PARKING SPACES; 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE PARKING SPACE REQUIRED
 44 SPACES PROVIDED FOR EVENT SPACE = 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED

RESIDENTIAL: 201-300 PARKING SPACES; 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE PARKING SPACE REQUIRED
 278 SPACES PROVIDED FOR RESIDENTIAL + 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE SPACE REQUIRED

TOTAL 9 ADA SPACES REQUIRED INCLUDING 3 VAN ACCESSIBLE SPACES REQUIRED

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/10/2025	REV. PER TOWNSHIP COMMENTS	ATK	BAB

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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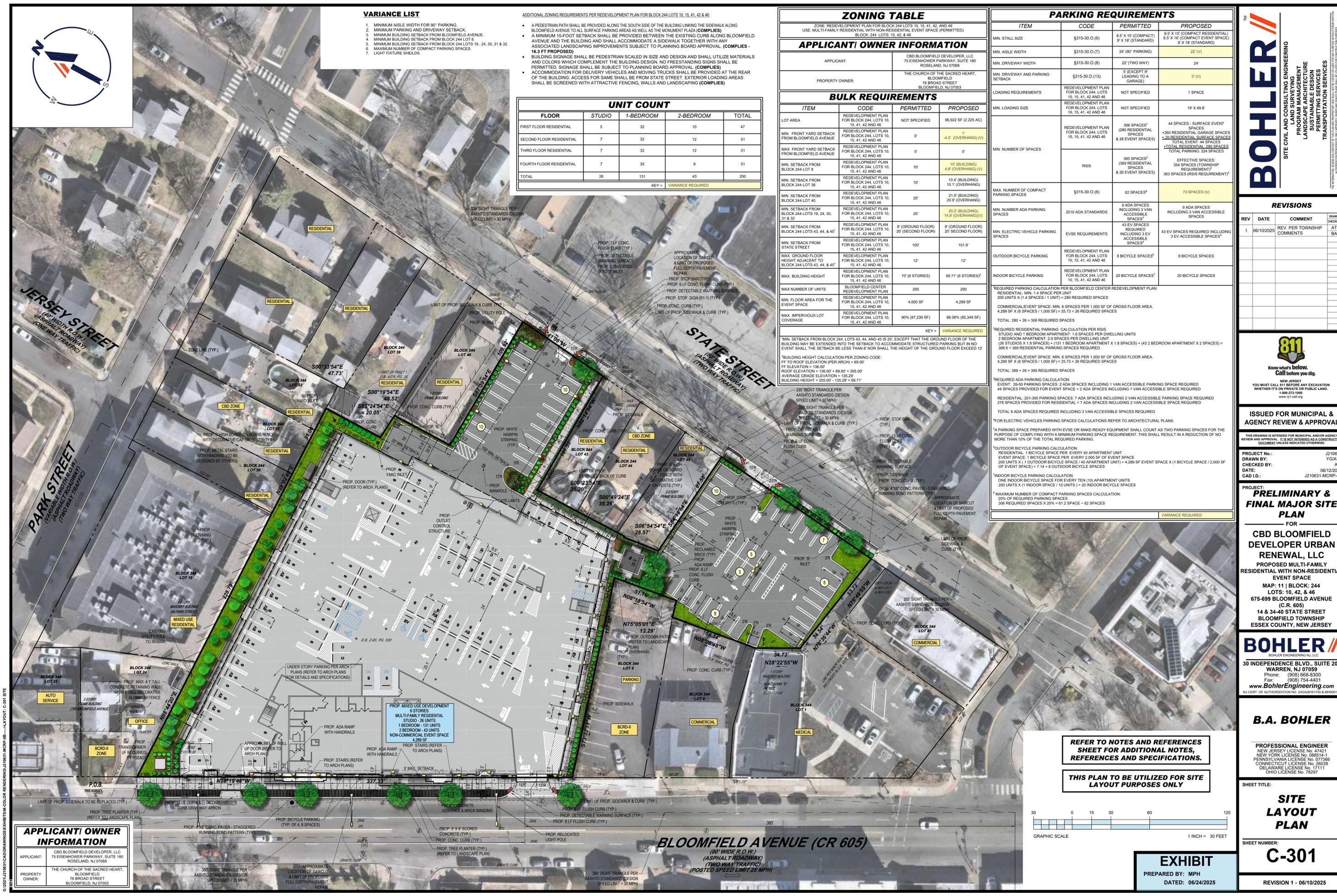
PROJECT No.: J210631
 DRAWN BY: YG/ATK
 CHECKED BY: J.A.L.
 DATE: 06/10/2024
 CAD ID: J210631-MCRP-08

PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
 PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
 MAP: 11 | BLOCK: 244
 LOTS: 10, 42, & 46
 675-699 BLOOMFIELD AVENUE (CR. 605)
 14 & 34-40 STATE STREET
 BLOOMFIELD TOWNSHIP
 ESSEX COUNTY, NEW JERSEY

BOHLER
 BOHLER ENGINEERING NJ, LLC
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 Phone: (908) 665-5300
 Fax: (908) 754-4401
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SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 REVISION 1 - 06/10/2025

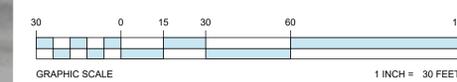


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REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)

EXHIBIT
 PREPARED BY: MPH
 DATED: 06/24/2025

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